



DEPARTMENT OF COMMUNITY SERVICES  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: (860) 561-7555 FAX: (860) 561-7504  
[www.westhartford.org](http://www.westhartford.org)



Date 3/17/17

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan  
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File # 1302 Application Fee \$350 Surcharge Fee \$60 Affidavit Fee \$20

Street Address 991 Farmington Avenue

Lot or Parcel # \_\_\_\_\_ Acreage/Lot Area \_\_\_\_\_ Zone \_\_\_\_\_

Applicant's Interest in Property: Architect

Brief Description of Proposed Activity: Outdoor dining for 52 seats  
and food wings on the balcony

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

La Salle Road Panthers  
Record Owner's Name

20 Avon Malow Lane  
Street

Avon CT 06001  
City State Zip

860 983 3637  
Telephone #

Contact Person:

Hilary Donald  
Name

91 South Main  
Street

WH CT 06107  
City State Zip

860 922 4723  
Telephone #

hilary@larcanelects.com  
E-Mail

Scott Miller  
Applicant's Name

991 Farmington Avenue  
Street

W.H. CT 06107  
City State Zip

Telephone # \_\_\_\_\_

[Signature]  
Applicant's Signature

[Signature]  
Signature of Owner/Authorized Agent



March 31, 2017

Honorable Members of the Town Plan & Zoning Commission  
Town of West Hartford  
Town Hall Common  
50 South Main Street  
West Hartford, CT 06107

RE: Application for a Special Use Permit to add Outdoor Dining at Zohara, 991 Farmington Avenue,  
West Hartford, Connecticut 06110

Dear Honorable Members of the Town Plan & Zoning Commission:

Zohara restaurant, at 991 Farmington Avenue, would like to add outdoor dining. Located in the former Plimpton's, Zohara is bounded on the east and west by retail stores and by Farmington Avenue on the north and parking on the south. The 118 seat restaurant will feature Mediterranean cuisine.

SUP Proposal

Zohara proposes:

- To add 52 seats for outdoor dining along the north side of the restaurant in 2 sections:
  - 18 seats on the west; and
  - 34 seats on the east; and
- To add 4 retractable awnings mounted on the north side of the building partially covering the proposed outdoor dining areas and main restaurant entry.

March 31, 2017

The Honorable Members of the Town Plan and Zoning Commission

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177-37.2.

A. Space definition/ location

1. 991 Farmington Avenue has one of the largest expanses of sidewalk in the town; its depth at Zohara being 28'-4". Since the Property line at Zohara is 20'-0" from the building, there is still 8'-4" of sidewalk beyond the property making even this sidewalk wider than most other sidewalks in the town.

Zohara would like to add outdoor dining within its property boundaries facing Farmington Avenue. Since Zohara's main entry door is more or less in the middle of its façade, Zohara proposes two outdoor dining areas, one on each side of the main entry. The western dining area will contain dining for 18 patrons, while the one on the east will serve 34 patrons. The approach to the main entry which lies between these two areas is 15'-0" wide which narrows to 6'-6" on the south side of the existing tree well and 3'-2" on the north side.

To provide comfort and safety in this location for its outdoor diners Zohara proposes to enclose the perimeter of the outdoor dining area with a 3'-6" tall painted aluminum fence set on aluminum tube posts approximately 4'-0" apart and a series of 3'-4" tall x 5'-0" long wooden banquettes. The banquettes will face north, with side pieces facing west and will serve to not only provide a sense of security and comfort for the dining patrons but also add to the streetscape of Farmington Avenue.

2. Zohara proposes to add a 4 retractable awnings extending out 8'-0" from the building. These awnings will be supported by a retractable aluminum structure that will extend back to the main building wall.
3. There are no fire connections to 991 Farmington Avenue, so there are no fire connection obstructions.
4. The 3'-6" railing meets the Liquor Control Board's standards.
5. The outdoor dining area is flush with the existing restaurant interior and the adjacent roadbed. There is, however, a downward pitch to the existing pavers that creates a run-off pattern running from west to east.

B. Operations

1. The outdoor dining area will be fully capable of accommodating disabled patrons.
2. The door to the outdoor dining areas has a self-closing mechanism.
3. Zohara has submitted plans of the proposed outdoor dining areas to the West Hartford – Bloomfield Health District.
  - (a) The kitchen facilities are sufficient and adequate to service the restaurant and outdoor seating areas.
  - (b) There will be one (1) outdoor service area.
  - (c) Since there will be full table service for the outdoor seating area, all trash will be cleared by the wait staff. There will be no waste receptacles outside.
  - (d) The existing 4 water closets (2/ women, 1/ men plus a urinal) are sufficient for the 118 seats inside and 52 seats outside (300 seats allowable).

March 31, 2017

The Honorable Members of the Town Plan and Zoning Commission

Page 3

4. Zohara intends to add gas powered heating units for the outdoor dining. These heating units will be natural gas fueled using the propane tanks. A copy of the specifications for the heating units has been forwarded to the West Hartford Fire Marshal. These gas heaters and propane tanks will be stored behind Zohara against the building in a designated storage area.
5. Zohara would like to add 3 stereo speakers on the north side
6. These speakers will be for music only and will be set to meet the Town requirements of 45db in the evening and 55db in the daytime. Standard conversation level is 60 decibels, with a whisper at 20 decibels.
7. All outdoor dining activities cease at 11:00 PM, which is the closing time for the restaurant. The restaurant does not open until 11:00 AM.
8. Other than service animals, no animals will be permitted in the outdoor dining area.
9. Zohara will light each table by means of lighting mounted on the building columns and add battery powered lamps at each table as needed.

C. Maintenance

1. Zohara understands that cleanliness is critical to the success of the patio seating and will continue to maintain its facility at the highest of standards. While the tables are the responsibility of the wait staff, the outdoor dining area will be overseen by the restaurant manager on duty. Typically, a table will be cleared completely as soon as its customers leave. In busy times, a bus person is added to aid in clearing the area. Spills and drops will be cleaned immediately by either the wait staff or the bus boys. There is a wait station just inside the door that will be used to service the outdoor dining area.
2. Presently all trash is cleared by the wait staff. This policy will continue.
3. Zohara will use the existing overhang and new awnings to shade patrons.
4. The tables will be made of aluminum and the chairs will be made from wood stained vinyl caned seats and backs.
5. During the off season, the outdoor furniture will be stored in the basement storage area. This storage area is sufficiently large to accommodate all the outdoor furniture.

Please feel free to call us with any questions you may have.

Sincerely,



Hilary Donald, AIA, Principal

cc Mr. Dorjan Puka, Zohara  
Mr. Scott Miller, Zohara  
Sheldon Crosby, AIA, L'ARC Architects



Forwarded on 4.18.17 to: S. Crosby,  
H. Donald, T. Dumais, C. Dorau

**Brittany Bermingham**

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**From:** Brittany Bermingham  
**Sent:** Tuesday, April 18, 2017 1:32 PM  
**To:** Sheldon B. Crosby (sheldon@larcarchitects.com); 'hilary@larcarchitects.com'  
**Cc:** Todd Dumais; Catherine Dorau  
**Subject:** FW: Building Comments Needed

Please see the comments below from the Building Division regarding 991 Farmington Avenue, SUP #1302.

Thank you,  
Brittany

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**From:** Tim Mikloiche  
**Sent:** Tuesday, April 18, 2017 1:25 PM  
**To:** Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>  
**Subject:** RE: Building Comments Needed

Good afternoon Brittany,

I see a couple of potential building code issues, however, I see no problem in reference to the Special Use Permit applications.

**Timothy J. Mikloiche, Building Official**  
**Supervisor of Inspections**  
**Town of West Hartford**

**Department of Community Services: Building Inspection Division**  
50 South Main Street, Room 208 | West Hartford CT 06107 | t 860.561.7536 | f 860.561.6939

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**From:** Brittany Bermingham  
**Sent:** Tuesday, April 18, 2017 12:11 PM  
**To:** Tim Mikloiche <[TMikloiche@WestHartfordCT.gov](mailto:TMikloiche@WestHartfordCT.gov)>  
**Subject:** Building Comments Needed

Hi Tim,

Were you able to get us comments for 991 Farmington Avenue Special Use Permit and 106 South Street Special Use permit? Let me know if you need me to resend the emails.

Thanks,

Brittany A. Bermingham  
Planning Technician  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division  
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504  
[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)

Forwarded on 4.13.17 to:  
S. Crosby, H. Donald  
T. Dumais, C. Dorau

**Brittany Bermingham**

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**From:** Mike Sinsigalli  
**Sent:** Thursday, April 13, 2017 11:23 AM  
**To:** Brittany Bermingham; Aimee Eberly; Bob Proctor; Brian Pudlik; Tracey Gove; Tim Mikloiche  
**Cc:** Todd Dumais; Catherine Dorau  
**Subject:** RE: 991 Farmington Avenue SUP-Staff Review Request

Brittany,  
Review of the above noted application for outdoor dining disclosed no areas of concern regarding fire code application or site access for fire department operations.

Michael Sinsigalli  
Assistant Fire Chief  
West Hartford Fire Department  
860-561-8308

*The fire that you prevent may be the one that would have taken your life!*

Please note email address change to [msinsigalli@westhartfordct.gov](mailto:msinsigalli@westhartfordct.gov)  
[Follow Us](#)

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**From:** Brittany Bermingham  
**Sent:** Friday, March 31, 2017 2:28 PM  
**To:** Aimee Eberly <[Aimee.Eberly@WestHartfordCT.gov](mailto:Aimee.Eberly@WestHartfordCT.gov)>; Bob Proctor <[BobP@WestHartfordCT.gov](mailto:BobP@WestHartfordCT.gov)>; Brian Pudlik <[Brian.Pudlik@WestHartfordCT.gov](mailto:Brian.Pudlik@WestHartfordCT.gov)>; Tracey Gove <[TGove@WestHartfordCT.gov](mailto:TGove@WestHartfordCT.gov)>; Mike Sinsigalli <[MSinsigalli@WestHartfordCT.gov](mailto:MSinsigalli@WestHartfordCT.gov)>; Tim Mikloiche <[TMikloiche@WestHartfordCT.gov](mailto:TMikloiche@WestHartfordCT.gov)>  
**Cc:** Todd Dumais <[Todd.Dumais@WestHartfordCT.gov](mailto:Todd.Dumais@WestHartfordCT.gov)>; Catherine Dorau <[cdorau@WestHartfordCT.gov](mailto:cdorau@WestHartfordCT.gov)>  
**Subject:** 991 Farmington Avenue SUP-Staff Review Request

One Special Use Permit was submitted to Planning and Zoning and will be scheduled for public hearing next month.

- 991 Farmington Avenue, SUP #1302

Attached is the narrative and plan set. Please review the plans and provide us with comments no later than Monday, April 10, 2017.

If you would like a hard copy, please let me know.

Brittany A. Bermingham  
Planning Technician  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division  
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504  
[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)

Emailed on 4.4.17 to H. Donald  
S. Crosby  
T. Dumais  
C. Dwan



## MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: *DJM* Duane J. Martin, P.E., Town Engineer

RE: 991 Farmington Avenue  
Special Use Permit No. 1302

DATE: April 3, 2017

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The Engineering Division reviewed the 991 Farmington Avenue, Special Use Permit Application No. 1302 dated March 31, 2017 and does not have any comments. The application is acceptable.

Forwarded on 4.12.17 to:  
S. Crosby, H. Donald, T. Dumais  
C Dorau

## Brittany Bermingham

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**From:** Brian Pudlik  
**Sent:** Wednesday, April 12, 2017 1:13 PM  
**To:** Brittany Bermingham; Tracey Gove; Mike Sinsigalli; Tim Mikloiche  
**Cc:** Todd Dumais; Catherine Dorau  
**Subject:** RE: 991 Farmington Avenue SUP-Staff Review Request

I have no concerns regarding the proposed outdoor dining area for this location.

Brian Pudlik  
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107  
Desk: 860.561.7553 | Fax: 860.561.7504  
Department of Community Development: Planning & Zoning Division

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**From:** Brittany Bermingham  
**Sent:** Wednesday, April 12, 2017 1:10 PM  
**To:** Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** RE: 991 Farmington Avenue SUP-Staff Review Request

Just a friendly reminder that comments are needed regarding the SUP below.

Thank you,  
Brittany

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**From:** Brittany Bermingham  
**Sent:** Friday, March 31, 2017 2:28 PM  
**To:** Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Bob Proctor <BobP@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** 991 Farmington Avenue SUP-Staff Review Request

One Special Use Permit was submitted to Planning and Zoning and will be scheduled for public hearing next month.

- 991 Farmington Avenue, SUP #1302

Attached is the narrative and plan set. Please review the plans and provide us with comments no later than Monday, April 10, 2017.

If you would like a hard copy, please let me know.

Brittany A. Bermingham  
Planning Technician  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division



Forwarded on 4.12.17 to:

S. Wasby, H. Donald  
T. Dumais, C. Dorau

**Brittany Bermingham**

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**From:** Tracey Gove  
**Sent:** Monday, April 03, 2017 8:30 AM  
**To:** Brittany Bermingham; Aimee Eberly; Bob Proctor; Brian Pudlik; Mike Sinsigalli; Tim Mikloiche  
**Cc:** Todd Dumais; Catherine Dorau  
**Subject:** RE: 991 Farmington Avenue SUP-Staff Review Request

No issues noted from the PD perspective.

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**From:** Brittany Bermingham  
**Sent:** Friday, March 31, 2017 2:28 PM  
**To:** Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Bob Proctor <BobP@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** 991 Farmington Avenue SUP-Staff Review Request

One Special Use Permit was submitted to Planning and Zoning and will be scheduled for public hearing next month.

- 991 Farmington Avenue, SUP #1302

Attached is the narrative and plan set. Please review the plans and provide us with comments no later than Monday, April 10, 2017.

If you would like a hard copy, please let me know.

Brittany A. Bermingham  
Planning Technician  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division  
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504  
[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)

4/10/17 C: S. Crosby  
Hilary Donald  
T. Dumais  
B. Bermingham

**Catherine Dorau**

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**From:** Bob Proctor  
**Sent:** Monday, April 10, 2017 9:53 AM  
**To:** Catherine Dorau  
**Cc:** Todd Dumais; Aimee Eberly; Brittany Bermingham  
**Subject:** 991 Farmington Ave. - SUP #1302 - outdoor dining & retractable awnings @ Zohara

Cathy,

We have reviewed the narrative and plan set for 52 seats of outside dining and four retractable awnings proposed at Zohara (991 Farmington Ave.) and have found the Application to be acceptable as presented.

Bob Proctor, RS  
West Hartford Bloomfield Health District  
4-10-17